

1ST READING 4-10-07  
2ND READING 4-17-07  
INDEX NO. \_\_\_\_\_

2007-046  
Greg Vital

ORDINANCE NO. 11957

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 5501 OLD HIXSON PIKE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

An unplatted tract of land located at 5501 Old Hixson Pike being the property described in Deed Book 4961, Page 491, ROHC. Tax Map 100-021.01.

from R-1 Residential Zone to R-4 Special Zone.

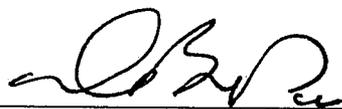
SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to:

1. Site Plan submitted as of March 12, 2007;
2. Any change to the site plan before final action by City Council shall be approved by RPA staff; and
3. Minimum of Type B Landscape Buffer as described by the Landscape Provisions of the Chattanooga Zoning Regulations with fencing along the southwestern property line.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

PASSED on Second and Final Reading

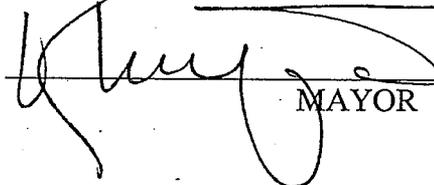
April 17, 2007.



CHAIRPERSON

APPROVED:  DISAPPROVED:

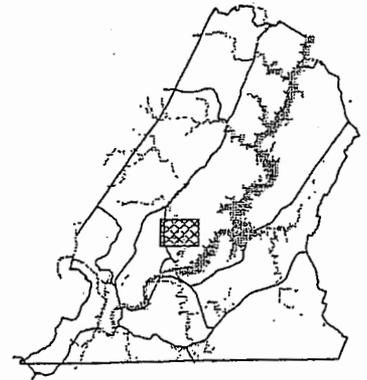
DATE: April 24 '07, 2007



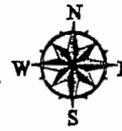
MAYOR

DML/add

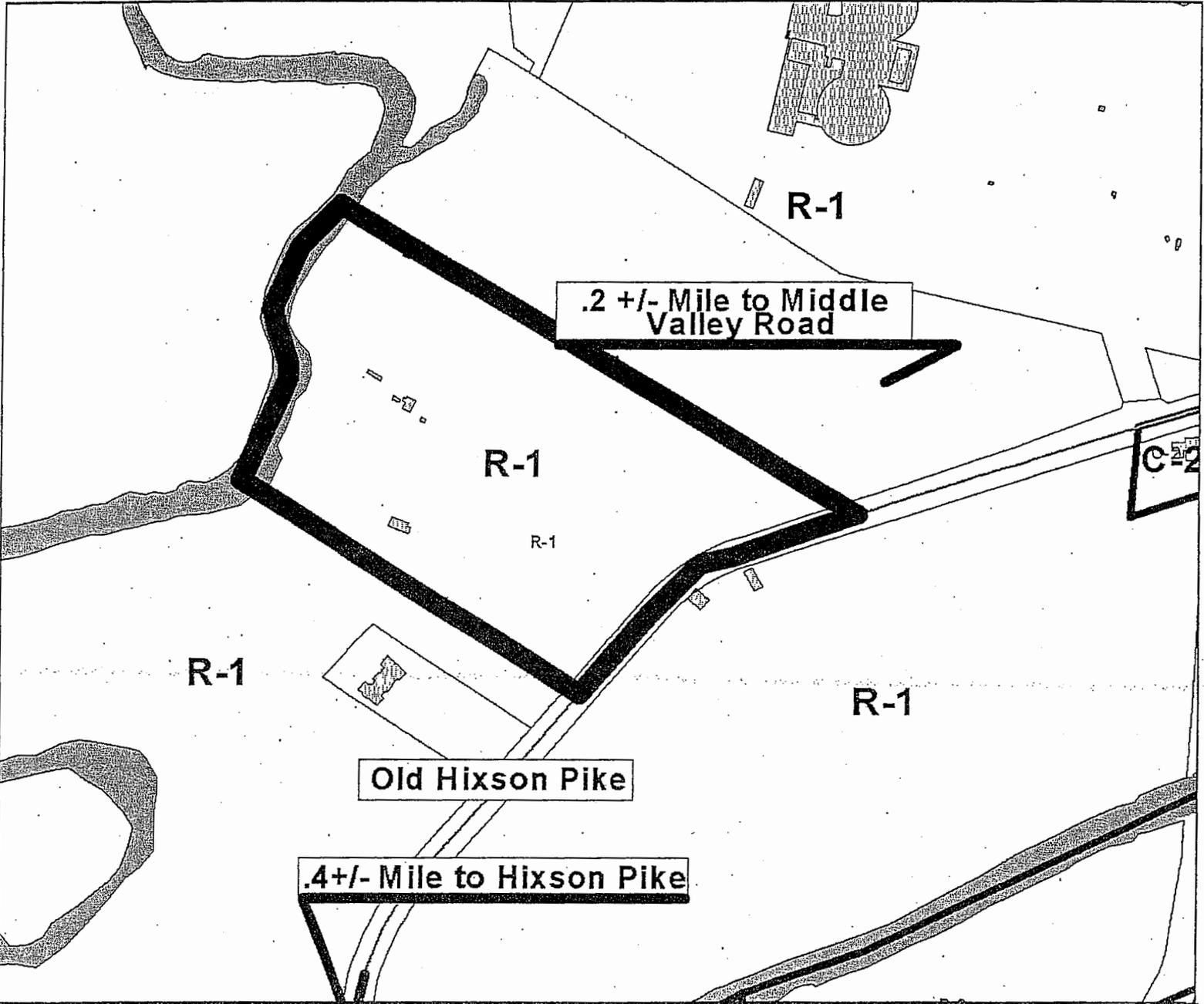
CHATTANOOGA - HAMILTON COUNTY REGIONAL  
PLANNING AGENCY



CHATTANOOGA  
CASE NO: 2007-0046  
PC MEETING DATE: 3/12/2007  
FROM: R-1  
TO: R-4



1 in. = 400.0 feet



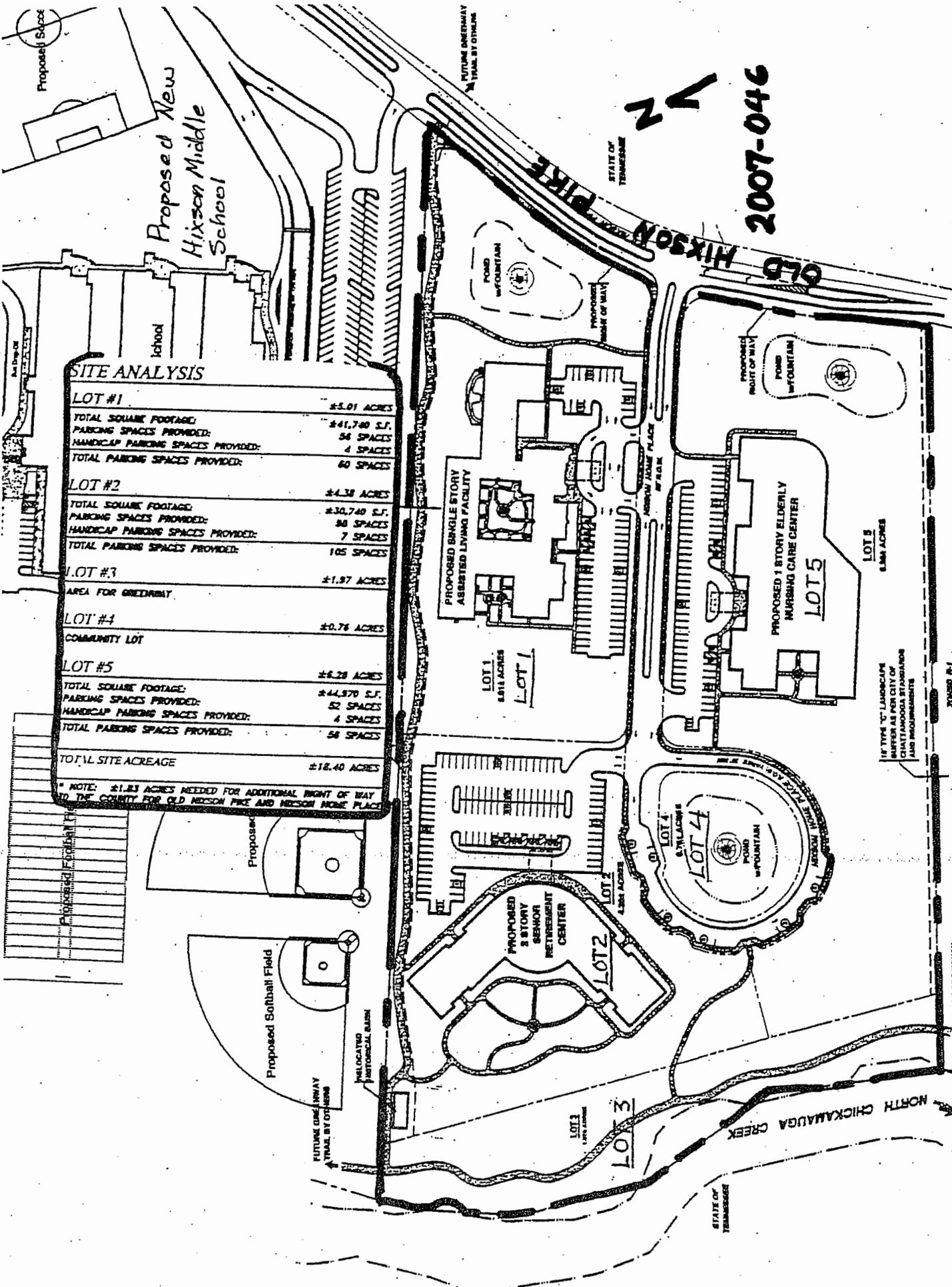
**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2007-046:** Approve, subject to:

- 1) Site Plan submitted as of 3-12-07;
- 2) Any change to the site plan before final action by City Council shall be approved by RPA staff; and
- 3) Minimum of Type B Landscape Buffer as described by the Landscape Provisions of the Chattanooga Zoning Regulations with fencing along the southwestern property line.



2007-046

Preliminary Site Plan



SITE ANALYSIS

LOT #1	±5.01 ACRES
TOTAL SQUARE FOOTAGE:	±41,740 S.F.
PARKING SPACES PROVIDED:	54 SPACES
HANDICAP PARKING SPACES PROVIDED:	4 SPACES
TOTAL PARKING SPACES PROVIDED:	60 SPACES
LOT #2	±4.38 ACRES
TOTAL SQUARE FOOTAGE:	±30,740 S.F.
PARKING SPACES PROVIDED:	88 SPACES
HANDICAP PARKING SPACES PROVIDED:	7 SPACES
TOTAL PARKING SPACES PROVIDED:	105 SPACES
LOT #3	±1.97 ACRES
AREA FOR GREENWAY	
LOT #4	±0.76 ACRES
COMMUNITY LOT	
LOT #5	±1.28 ACRES
TOTAL SQUARE FOOTAGE:	±44,970 S.F.
PARKING SPACES PROVIDED:	52 SPACES
HANDICAP PARKING SPACES PROVIDED:	4 SPACES
TOTAL PARKING SPACES PROVIDED:	56 SPACES
TOTAL SITE ACREAGE	±18.40 ACRES

\* NOTE: ±1.83 ACRES NEEDED FOR ADDITIONAL RIGHT OF WAY TO THE COUNTY FOR OLD HIXSON PIKE AND HIXSON HOME PLACE

IF TYPE "C" LANDSCAPE BUFFER AS PER CITY OF CHATTANOOGA SPECIFICATIONS AND REQUIREMENTS

ROAD #1

STATE OF TENNESSEE

FUTURE GREENWAY TRAIL BY OTHERS

LOT 3  
1.97 ACRES

LOT 2  
4.38 ACRES

LOT 4  
5.01 ACRES

LOT 1  
4.38 ACRES

LOT 1  
5.01 ACRES

LOT 5  
6.84 ACRES

LOT 8  
6.84 ACRES

Proposed School

Proposed New Hixson Middle School

School

FUTURE GREENWAY TRAIL BY OTHERS

STATE OF TENNESSEE

OLD HIXSON PIKE

NORTH CHICKAMAUGA CREEK

STATE OF TENNESSEE

FUTURE GREENWAY TRAIL BY OTHERS